



**Zoning Board of Appeals Agenda**  
**Tuesday, November 16, 2021**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7423**

**ZBA 003-21**

Applicant  
Ward 1

**111 South Perryville Road**

Lamar Advertising

**Special Use Permit** for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-2, Limited Commercial Zoning District (**Referred back to ZBA by City Council**)

**Laid over from July, August, September & October**

**ZBA 049-21**

Applicant  
Ward 13

**622 Tay Street**

Nathan Gottschalk for Northwest Recovery

**Special Use Permit** for outdoor storage of towed passenger vehicles up to full-size work vans and trucks in an I-2, General Industrial Zoning District

**Laid over from October**

**ZBA 051-21**

Applicant  
Ward 13

**127 North Henrietta Avenue**

Ponds Family Properties

**Modification of Special Use Permit** #049-15 for a new 40' x 30' detached garage in an R-1, Single-family Residential Zoning District

**ZBA 052-21**

Applicant  
Ward 6

**2837 11<sup>th</sup> Street**

Jayendra Kumar for Yorker Real Estate LLC

**Special Use Permit** for a gas station with convenience store and an auto repair shop in a C-3, General Commercial Zoning District

**ZBA 053-21**

Applicant  
Ward 2

**2303 16th Avenue**

Mi Reh

**Variation** to increase the maximum height permitted in the front yard from four feet to six feet along 19th Street in an R-1, Single family Residential Zoning District

**ZBA 054-21**

Applicant  
Ward 1

**6820 East State Street**

Adam Firsell for Core Rockford 1, LLC

**Variation** to reduce the required 102 parking spaces to 76 parking spaces in a C-2, Limited Commercial Zoning District

**ZBA 055-21**

Applicant  
Ward 13

**1708 West State Street**

Christopher Bass

**Special Use Permit** consisting of a banquet hall for family gatherings, bridal showers, meetings, fundraisers, and holiday gatherings in a C-3, General Commercial Zoning District

## **ZBA MEETING FORMAT & PROCESS**

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, November 22, 2021 at 5:30 PM** in City Council Chambers (2<sup>nd</sup> floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, December 6, 2021**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meeting are the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month and Committee meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.